

**FLATHEAD COUNTY PLANNING AND ZONING OFFICE**  
**SUBDIVISION REPORT #FPP-13-01**  
**McCLURE LLC- WEST GLACIER KOA CAMPGROUND EXPANSION**  
**JUNE 26, 2013**

A report to the Flathead County Planning Board and Board of Commissioners regarding a request for preliminary plat approval of West Glacier KOA Campground, a 56-space RV park 'Subdivision for Lease or Rent' on approximately 16.24 acres. The proposal is an expansion of the existing KOA Campground and RV Park located at 355 Half Moon Flats Road, approximately 1.5 miles southwest of West Glacier.

The Flathead County Planning Board will conduct a public hearing on the proposed subdivision on July 10, 2013 beginning at 6:00 PM in the 2<sup>nd</sup> Floor Conference Room, 1035 1<sup>st</sup> Ave West, Kalispell. A recommendation from the Planning Board will be forwarded to the County Commissioners for their consideration. Final action on this proposal by the governing body must be taken prior to August 28, 2013, in accordance with the 80 working day review period identified in Section 4.1.4(a)(iv) of the Flathead County Subdivision Regulations (effective June 1, 2012). All documents pertaining to the subdivision are available for public inspection at the Flathead County Planning and Zoning Office in the Earl Bennett Building located at 1035 First Avenue West, in Kalispell.

**I. APPLICATION REVIEW UPDATES**

**A. Land Use Advisory Committee**

The proposed subdivision is located within the advisory jurisdiction of the CALURS Middle Canyon Land Use Advisory Committee (LUAC). The LUAC was scheduled to hold a public meeting on May 28, 2013 at 7:00 P.M. in the West Glacier Fire Hall to review the proposed request. At the meeting there was no quorum of committee members, however five members of the public attended to inform themselves of the proposal details. As there was no quorum, the committee forwarded no recommendation of approval or denial regarding the major land use permit to the Planning Board and County Commissioners.

**B. Planning Board**

The Flathead County Planning Board will hold a public hearing on the proposed subdivision on July 10, 2013 and make a recommendation to the Flathead County Board of Commissioners. This space is reserved for a summary of the Planning Board's discussion and recommendation.

UPDATE 7/11/13: The Flathead County Planning Board held a public hearing on July 10, 2013 to review the proposed subdivision. Board members present included Jim Heim, Noah Bodman, Bob Faulkner, Jeff Larsen, Greg Stevens, Gene Shellerud, and Ron Schlegel.

Staff presented the report, summarizing agency and public comment received to date and discussing the requested variance, pertinent review criteria, and draft findings and conditions for the Subdivision request. Following staff's presentation the applicant's technical representative gave a brief presentation on the proposal and raised minor concerns with Condition #21. There were no representatives from state or public agencies in the audience to provide comment on the application. The Planning Board then opened the hearing for public comment, during which time no comments were provided. After discussion the Planning Board voted to adopt the staff report #FPP-13-01 as findings of fact, to amend draft condition #21 and then voted unanimously on the motion to recommend approval of the variance request and subdivision, as amended, to the County Commission. Reflecting the noted changes, the Findings of Fact and Conditions as amended are included on the attached Planning Board Addendum to this report.

### **C. Commission**

The Flathead County Board of Commissioners will review this proposal after the public hearing conducted by the Planning Board and prior to October 12, 2011 which is the end of the 60 working day statutory review period. This space is reserved for a summary of the Commissioner's discussion and decision.

## **II. GENERAL INFORMATION**

### **A. Application Personnel**

#### **i. Applicant/Owner**

McClure LLC – Greg McClure  
P.O. Box 215  
West Glacier, MT 59936

#### **ii. Technical Assistance**

Sands Surveying  
2 Village Loop  
Kalispell, MT 59901

### **B. Project Description:**

The proposal is for preliminary plat approval of West Glacier KOA Campground Expansion, a 56-space RV park 'Subdivision for Lease or Rent' on approximately 16.24 acres. The applicant is proposing on-site water and sewer systems, which would likely qualify as public water and sewer systems. Access would be from Half Moon Flats Road via US Highway 2 East for ingress and or egress, and the application includes a variance request to Section 4.5.7(a)(i)(A and B) regarding paving of the proposed internal road network and the emergency egress route.

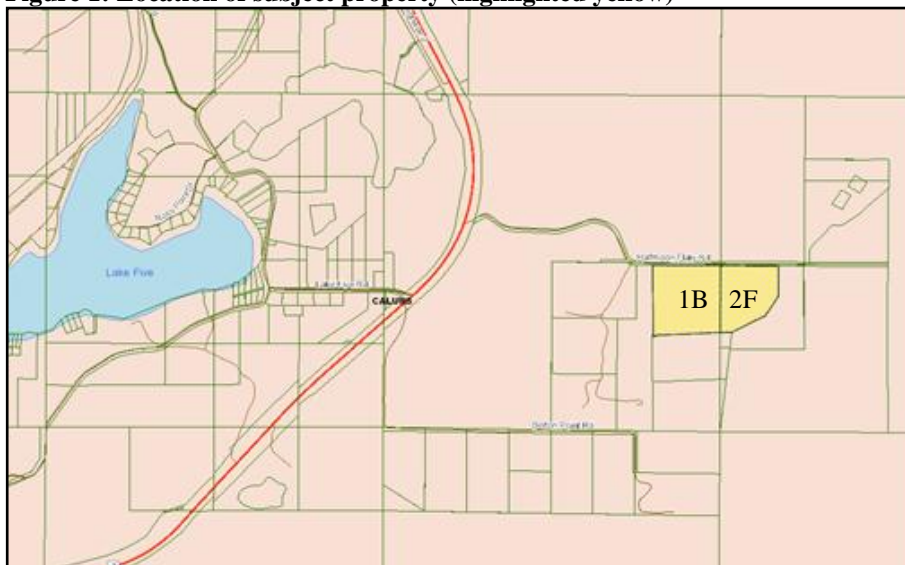
### **C. Legal Description:**

The property can be legally described as Tract 2F in Section 12 and Tract 1B in Section 11, Township 31 North, Range 19 West, P.M.M., Flathead County, Montana (see Figure 1 below).

### **D. Detailed Location:**

Located at 355 Half Moon Flats Road, the subject property is located ½ mile east of US Highway 2 East and approximately 1.5 miles southwest of West Glacier.

**Figure 1: Location of subject property (highlighted yellow)**



<b>E. Subdivision Layout Detail:</b>		
<b>Total Subdivision Acreage</b> .....	16.24 acres	
<b>Acreage in Lots (spaces)</b> .....	3.83 acres	
<b>Acreage in Streets/Roads (net)</b> .....	3.19 acres	
<b>Park, Common Area and/or Open Space Acreage</b> .....	6.16 acres	
<b>Minimum Space Size</b> .....	@ 1600 ft2	
<b>Maximum Space Size</b> .....	@ 3150 ft2	
<b>Overall Gross Lot Density</b> .....	1B...2F.....	N/A
<b>Easements</b> .....	0.89 acres	

**F. Administrative Characteristics**

**i. Current Land Use**

The previously timbered property has recently been cleared. Although currently vacant, the site appears prepared for development of the expanded RV park facility (See Figures 2 and 3).

**Figure 2: Current land use of subject property (approximate expansion area shown highlighted in yellow)**



**Figure 3: Current clearing activity in proposed expansion area (May 28, 2013)**



## **ii. Current Zoning**

The subject property is currently zoned “Middle Canyon” under the Canyon Area Land Use Regulatory System (CALURS) (See Figure 1 above). The existing West Glacier KOA Campground and RV Park, which is located outside of a designated service and community center, was established prior to the adoption of the CALURS zoning. Expansion of an existing RV Park within the Middle Canyon zoning district is available subject to review as a ‘Major Land Use’, and the project is undergoing ‘Major Land Use’ review concurrently with this subdivision review. Compliance with the applicable local zoning ordinance through approval and issuance of a major land use permit is necessary as condition of preliminary plat approval.

## **iii. Proposed Land Use**

The proposal is reviewed as a ‘Subdivision for Lease or Rent’ and would not divide the subject property or create new parcels of land. The proposal is for preliminary plat approval of West Glacier KOA Campground Expansion, a 56-space RV park on approximately 16 acres to be developed in two phases. The proposal includes a new on-site sewer system and an on-site water system comprised of one proposed new well. Each RV space would be equipped with individual water and sewer service connections and a 24’X36’ ‘bath house’ with restrooms and showers would be available to all guests. Internal access would be via 15-foot wide one way and 20-foot wide two-way internal roads, and an additional emergency exit in the northeast area of the proposed expansion area would approach onto Half Moon Flats Road. The proposal includes a requested variance pertaining to paving of internal roads and the portion of Half Moon Flats Road which would be used for emergency egress. The variance request will be specifically addressed below in Section IV.C of this report.

## **G. Area Characteristics**

### **i. Description of Area Surrounding Proposed Subdivision**

As shown in Figure 2 above, the area surrounding the subject property is predominantly rural

forested lands, some of which have undergone past logging activity. The subject property abuts undeveloped United States Forest Service land to the northwest and other privately owned tracts in the vicinity have been developed with residential uses.

**ii. Average Parcel Acreage**

Parcel sizes tend to be relatively large in the area surrounding the subject property, with privately owned tracts generally from 20 to 100+ acres in size, beyond which lie expansive areas of undeveloped United States Forest Service land.

**iii. Zoning**

As shown in Figure 1 above, the subject property is surrounded by areas zoned CALURS Middle Canyon.

**iv. Land Uses**

Located approximately 1 mile east of US Highway 2 which is the main travel corridor between the populated Flathead Valley and Glacier National Park, lands surrounding the proposed RV park expansion appear predominantly used for silvicultural, agricultural, and rural residential purposes.

**H. Utilities and Services**

**i. Water**

Use of onsite public water system proposed

**ii. Wastewater**

New onsite public septic system proposed

**iii. Electricity**

Flathead Electric Cooperative

**iv. Natural Gas**

N/A

**v. Solid Waste**

Contract haul – Evergreen Disposal

**vi. Telephone Service**

CenturyTel

**vii. Schools District(s)**

West Glacier (K-8)

Columbia Falls High School (9-12)

**viii. Fire Districts**

Coram/West Glacier Fire District

**ix. Police**

Flathead County Sheriff's Department

**III. COMMENTS RECEIVED**

**A. Agency Referrals**

In accordance with applicable subdivision review requirements, agency referrals for comments on the proposed RV Park were sent to pertinent agencies on April 15<sup>th</sup>, 2013:

As of the date of completion of this staff report, the following comments have been received:

- Five agency comments have been received as of the date of this report which express no outstanding concerns with the proposal. These comments were submitted by: Bonneville Power Administration (BPA), Montana Department of Fish Wildlife and Parks, Flathead County Solid Waste District, Flathead City-County Health Department, and Flathead County Road and Bridge Department.

- A comment submitted by: Montana Department of Natural Resources and Conservation (DNRC) raised question about the number of water wells and associated water rights serving the existing facility and discussed water right permitting for the new proposed well. In response to the DNRC letter, staff inquired with Sands Surveying on June 20, 2013 and it was clarified the existing RV Park public water system consists of two wells and a new third well would be drilled and added to the system in conjunction with the current proposed RV park expansion. It was noted that another old well existing on the property is not used as an element of the public water system.

## **B. Public Notice**

In accordance with Section 4.0.14 FCSR, adjacent property notification was mailed to neighboring property owners within 150 feet of the proposed subdivision on June 14, 2013. Legal notice of the public hearing on this application will be published in the June 23, 2013 edition of the Daily Interlake and the June 19 2013 edition of the Hungry Horse News. Notice of the public hearing was physically posted on the subject property by planning staff on May 28<sup>th</sup>, 2013. As of the date of the completion of this staff report, no public comments have been received regarding the proposal. Written public comment will be received until 5:00 PM on July 10, 2013. Any written public comment received after June 26<sup>th</sup>, 2013 will be summarized verbally and entered into the public record during the Planning Board hearing on July 10, 2013, and anyone wishing to provide verbal public comment may do so in person at the hearing.

## **EVALUATION OF SUBDIVISION PRELIMINARY PLAT (#FPP-11-01)**

### **A. Review Criteria**

The proposal is reviewed as a major ‘Subdivision Created By Lease or Rent’ in accordance with statutory criteria and the ‘Recreational Vehicle Park and Campground Standards’ outlined in Section 4.5.7 of the Flathead County Subdivision Regulations (FCSR) effective June 1, 2012. Findings in this portion of the report are applicable to the impacts of the proposal on the review criteria listed.

#### **i. Impact on Agriculture**

The subject property has not been used for agricultural purposes. Heavily forested with rolling terrain comprised of Dystric Eutrochrepts till substratum soil type, the site is not particularly suited for traditional agricultural uses. Area properties appear to have been used for silvicultural purposes, but do not appear to be actively used for timber sales or harvesting.

**Finding #1** – There would be minimal impact on agriculture and silvicultural activities as a result of the proposed subdivision because the property is not used for agricultural purposes, is not situated with suitable soils for agricultural, and is not adjacent to lands currently used for agricultural or silvicultural uses.

#### **ii. Impact on Agricultural Water User Facilities**

The subject property has no surface waters, is not irrigated, has no irrigation infrastructure on site, and is not in an irrigation district or party to any irrigation agreements.

**Finding #2** – There would be no impact to agricultural water user facilities because the subject property is not irrigated for agricultural purposes, has no irrigation infrastructure on site, is not in an irrigation district, and is not party to any irrigation agreements.



### **iii. Impact on Local Services**

#### **1. Water and Wastewater**

While the subject property is not located within a public water and sewer district, the established water and wastewater systems for the existing KOA Campground constitute public water and sewer systems, and the proposal is to connect to the existing water system and to establish a new onsite wastewater treatment system in order to adequately serve the 56 proposed new RV spaces. Comment provided by Marc Pitman of the MT DNRC indicates two water rights associated with two existing onsite wells are currently established, and that an additional water right would be required for the new well proposed to augment the existing public water system. The developer should be required to demonstrate all necessary water rights have been acquired as appropriate for the use of existing and new onsite wells to be used to serve the facility prior to final plat.

Based on submitted agency comment, the public water and sewer systems for the proposed RV Park would be required to be reviewed and approved as applicable by the Flathead County Environmental Health Department and the Montana Department of Environmental Quality.

#### **2. Schools**

The subject property is located within the West Glacier School District for K-8 students and the Columbia Falls School District #8 for high school education. The proposed RV Park is not anticipated to generate permanent school aged children as it is intended to serve as a seasonal recreational facility.

#### **3. Mail Delivery**

The application indicates no mail service is proposed. In the event the owners desire to establish a new mail address and location for mail service, review and written approval from the local postmaster would be required as a condition of preliminary plat approval.

#### **4. Recreation**

Located close to Glacier National Park and National Forest lands for hiking, camping, and hunting, and area lakes and rivers for swimming, fishing, and boating as well as area forests the subdivision offers many recreation opportunities. The preliminary plat indicates approximately 6 acres of open space would be preserved within the boundaries of the RV park and guests would also have use of the existing playground, picnic areas, and other recreational amenities already developed within the West Glacier KOA Campground.

#### **5. Transportation Network (Roads)**

Primary access to the site is from paved Half Moon Flats Road via US Highway 2. All guests would enter the facility from the existing park entrance approaching onto Half Moon flats Road and all RV spaces would be accessed from the internal access road network proposed to be constructed 15-feet in width for one-way lanes and 20-feet in width for the central two-way traffic lane. Several one-way loop segments would provide drive-thru capability for all spaces except spaces 1-6 which would require backing of RV's.

The submitted Environmental Assessment indicates approximately 468 vehicle trips per day during the peak season on Half Moon Flats Road are attributable to guests occupying the 170 units of the existing facility. The proposed expansion is estimated to introduce an additional 157 vehicle trips per day the peak season. Flathead County Road and Bridge

Department does not have record of an approach permit issued for the existing approach from the facility entrance onto Half Moon Flats Road. Pursuant to Section 4.7.16 FCSR the preliminary plat should be conditioned to require obtaining an approach permit for the approach from the facility entrance onto Half Moon Flats Road to meet applicable county standards for the number of typical maximum daily vehicle trips.

The existing RV park uses unpaved internal roads and the applicant wants to use unpaved internal roads in the proposed expansion area. As internal subdivision roads are required to be paved per Section 4.7.17(a) FCSR, the application includes a variance requesting relief from paving of the internal roads and the portion of Half Moon Flats Road which would be used for emergency egress. The variance request will be specifically addressed below in Section IV.C of this report. If the variance is granted by the Board of Commissioners, the transportation network would comply with the Flathead County Subdivision Regulations, otherwise the internal roadways would be required to be paved.

#### **6. Fire/Emergency Medical Services**

The site is located within the service area of the Coram/West Glacier Fire District and the local Coram fire station is located approximately 5 miles from the site and the local West Glacier fire station is located approximately 3.5 miles from the site. Kalispell Regional Medical Center is approximately thirty five miles from the site, and the RV park is able to be served by Alert helicopter services as well as the Coram/West Glacier Fire District. According to the submitted Environmental Assessment the district fire chief was consulted by the applicant and he indicated no outstanding concerns due to mobility of RV's and availability of 20,000 gallons of water from the swimming pool onsite for tanker recharge purposes.

Staff notes the proposed widths of the one-way and two-way internal roads comply with the minimum width standards for RV Park roads as outlined in Section 4.5.7 FCSR and the design appears specifically intended to accommodate large RV's which are similar in size to emergency response vehicles. The proposed internal road network appears capable to allow for safe ingress/egress of emergency vehicles during all seasons. If the requested variance is approved the proposed internal road network would comply with the Flathead County Subdivision Regulations.

#### **7. Police Services**

The property is located in an unincorporated area of Flathead County and is therefore served by the Flathead County Sheriff. Although solicited, the Sheriff's Department has provided no comment. Given existing staffing levels, the size of the County and the dispersed nature of the population, service to the RV Park is anticipated to be consistent with other unincorporated rural areas of Flathead County and delayed response times may be experienced.

#### **8. Solid Waste Disposal**

The applicant has indicated contract haul will be the mechanism for solid waste disposal for the proposed RV Park. Comment from the Flathead County Solid Waste District indicated Evergreen Disposal is the Public Service Commission licensed hauler for this area, and that the proposed subdivision is approaching the issue of solid waste in an appropriate manner. The proposed subdivision is located in a rural area of Flathead County where interactions with wildlife are anticipated and expected. Comment received from Montana Fish, Wildlife and Parks suggested trash bins and other refuse containers should be required to be secured and kept in a centralized location to limit potential conflicts with bears and other wildlife. The submitted Environmental Assessment



indicates bear-proof enclosures for trash and refuse are situated throughout the existing campground/RV park area and that similar measures will be implemented within the proposed expansion area.

## **9. Other Utilities**

Electric utilities currently exist and are located within the subject property and along the Half Moon Flats Road easement. New electric utilities to serve the proposed expansion area will be placed underground to serve all spaces within the proposed RV Park.

**Finding #3** - The developer proposes to install a new well to augment the existing public water system, and comment from the Montana Department of Natural Resources and Conservation indicates a new additional water right would be required in order to use water from a third well in the public water supply system. If the developer demonstrates legal use of well water serving the public water supply there would be no adverse impact related to water quantity and availability because use of the well water for public water supply would be legally established.

**Finding #4** – The proposal for water and wastewater treatment services for the proposed 56 RV spaces appears reasonable because those systems would be public water and wastewater systems subject to applicable permitting and monitoring approved by the Flathead County Environmental Health Department and the Montana Department of Environmental Quality.

**Finding #5** – Adverse impacts related to recreation are not anticipated as a result of the proposed RV Park subdivision as the existing ‘tot-lot’ playground compliant with FCSR Section 4.5.7(h), swimming pool and other recreation amenities including 6 acres of open space are available to campground/RV park guests, and the site is located in close proximity to Glacier National Park, forest lands, and area lakes and rivers offering a wide array of recreational opportunities to RV park users.

**Finding #6** – Minimal impacts to the existing transportation network are anticipated because the RV Park is accessed by a paved public road, an approach permit for the facility entrance onto Half Moon Flats Road can be obtained from the Flathead County Road and Bridge Department, and the internal road network would be constructed to applicable County standards for gravel roads.

**Finding #7** - The proposed access is via paved and public Half Moon Flats Road and the proposed internal traffic lanes appear reasonable for providing effective and safe access for guests and emergency service providers because the proposed widths of the one-way and two-way internal roads comply with the minimum width standards for RV Park roads outlined in Section 4.5.7 FCSR and the design of the proposed gravel roadways in compliance with applicable road standards would ensure adequacy for heavy and large vehicles such as RV’s and emergency response vehicles.

**Finding #8** - Impacts on local services would be acceptable with the imposition of standard conditions because spaces within the proposed RV Park subdivision will be served by a newly expanded public water system and a newly created onsite public sewer system, the facility will utilize contract haul services for solid waste, the site will be served by the Coram/West Glacier Fire District and the Flathead County Sheriff’s Department in the event of an emergency, and the facility will be served by electric utilities extended underground in conformance with the applicable regulations.

#### **iv. Impact on the Natural Environment**

##### **1. Water Quality**

There are no surface waters, riparian areas, wetlands, or known areas of shallow ground water located on the subject property. Submitted information indicates depth to groundwater on the site of the proposed wastewater treatment system exceeds eight feet from the surface. Wastewater would be managed through a combination of two conventional drainfield systems to be located in the drainfield and replacement drainfield area shown on the preliminary plat and the submitted 'Proposed Water and Sewer' design sheet. Stormwater runoff would be managed onsite through simple sheet-flow and absorption into the ground due to the permeability of the soils on site as indicated in the submitted 'Storm Drainage Report'.

The water supply, sanitation, and stormwater drainage for the subdivision would be reviewed and required to be approved by the Flathead County Environmental Health Department and the Montana Department of Environmental Quality (DEQ), as applicable.

##### **2. Air Quality**

The applicant has submitted a Dust Control Plan which specifically addresses the proposal for non-paved gravel internal roads. While the submitted plan indicates internal traffic speeds would be low and therefore not generating excessive dust, a dust palliative such as magnesium chloride or equivalent is proposed to be applied at least once annually at the beginning of the peak summer tourist season. A note should be required to be placed on the face of the Revised Preliminary Plat that requires the owners of the facility to abide by the guidelines set forth in the plan during and after site construction and development activities including annual application of a dust palliative.

##### **3. Impact of Noise**

It is estimated that the development of the RV Park would generate minimal noise during construction. The proposed use of the RV Park is anticipated to generate certain noise associated with the campers recreating and RV generators, however it is anticipated the RV Park would have established rules which would curtail noise after certain reasonable hours. The proposed use of the RV Park is not anticipated to generate permanent continuous noise which would adversely impact area residents or wildlife.

##### **4. Impact to Flora**

The subject property has been heavily forested, and substantial thinning has recently occurred in preparation for construction of the infrastructure and 56 spaces of the RV Park. According to the Environmental Assessment, the site will undergo a general reduction in ladder fuels and a vegetative buffer will be maintained along the perimeter of the site. The property appears generally free of noxious weeds, however site disturbance may encourage weed propagation if not managed properly. Pursuant to Section 4.7.25 FCSR the applicant would be required to establish and follow an approved Soil Disturbance and Weed Management Plan.

##### **5. Impact to Floodplain**

The subject property is not located in a special flood hazard area and is outside of the 0.2% annual chance flood area as depicted on FEMA FIRM Panel 1155G.

##### **6. Impact to Riparian/Wetland Areas**

There would be no impact to riparian or wetland areas because no riparian or wetland areas occur on the subject property, and there are no surface waters located on or adjacent to the site.

## **7. Impact to Historical Features**

Submitted comment from the Montana Historical Society indicates there are no apparent historical structures located on the subject property, and the proposal is not anticipated to impact historical features.

**Finding #9** – Impacts to water quality as a result of the proposed RV Park are anticipated to be minimal because there is no indication of high groundwater onsite; because the proposed public water system will be required to undergo review and receive approval from MDEQ as well as adhere to monitoring standards established by the state; because the proposed public water and sewer systems will be required to undergo review and receive approval from both MDEQ as well as the City-County Health Department to ensure the systems proposed will not degrade existing water quality and quantity, and; stormwater runoff would be managed onsite such that no surface runoff would directly enter state waters or wetland areas.

**Finding #10** – While the primary access to the RV park is paved, the applicant has proposed gravel surfaces for the internal roads. The proposal would not adversely impact air quality through generation of dust if internal traffic speeds are kept very low as proposed and the applicant adheres to the provisions of the submitted dust control plan because the plan indicates a dust palliative such as magnesium chloride or equivalent would be applied to the internal roads at least once annually at the beginning of the peak summer tourist season.

**Finding #11** – While impacts to onsite flora are anticipated because the heavily forested site necessitates substantial thinning to allow the development of proposed road and utility infrastructure and the 56 RV spaces, no plant species of concern have been identified as being present on the subject property, completion and adherence to a weed control plan will be a condition of preliminary plat approval, and much of the subject property will remain in a relatively natural state as open space.

**Finding #12** - No impact to floodplain, wetland or riparian areas is anticipated as a result of the proposed subdivision because none of these features have been identified as existing on the subject property.

**Finding #13** – Minimal impacts to adjacent properties may be anticipated as a result of the noise created from development and use of the site because these impacts would be limited in duration and mitigated by the open space buffer surrounding the RV Park.

**Finding #14** – Adverse effects of the proposed subdivision on the natural environment would be minimal and acceptable with the imposition of conditions requiring the developer to mitigate dust and to take necessary steps to manage noxious weeds on site. Impact to the other criteria discussed relative to impact on the natural environment would be minimal and acceptable with the imposition of conditions.

## **v. Impact on Wildlife**

Given the rural location, proximity to undeveloped forest areas, and the forested nature of the subject property, some level of impact to wildlife can be expected as a result of the proposed RV Park. Based upon submitted information in the Environmental Assessment and agency comments made by Montana Fish, Wildlife and Parks (FWP), the area of the county in which the RV Park is proposed is a known habitat area for grizzly bear, black bear, mountain lion, and other mammals including lynx and wolverine. While FWP's primary concern is potential problems with bears caused by attractants such as food, barbeque grills, pet food, garbage, etc left out by RV Park occupants, the department indicated the impacts from the proposed RV park expansion are anticipated to be minimized because the site already has a

campground/RV park established. To avoid problems with bears which could result in property damage, personal injury, or having to destroy a bear, the facility operation should include proper storage techniques for food, garbage, pet food, and other attractants.

**Finding #15** – Limited impacts to wildlife as a result of the proposed RV Park are anticipated as the proposal occurs in a rural forested area in close proximity to areas providing habitat to grizzly bear, black bear, mountain lion, and a multitude of other wildlife species. Impacts to wildlife may be offset and minimized with the imposition of conditions because the proposal site is located adjacent to an existing campground/RV park development on the subject property, and the proposed expanded park area may implement measures for bear-proof storage of trash and other measures to minimize ‘attractants’ to wildlife by RV Park guests consistent with recommendations provided by the Montana Department of Fish, Wildlife and Parks.

#### **vi. Impact on Wildlife Habitat**

The subject property and immediately surrounding areas are predominantly forested with some previously logged areas of open pasture. The proposal appears to address impacts to wildlife habitat in a reasonable manner by minimizing disturbance to the open areas within the subdivision boundaries and by maintaining a vegetative buffer along the perimeter of the site.

**Finding #16** – Minimal impacts to wildlife habitat as a result of the proposed RV Park are anticipated because the subject property contains no particular sensitive habitat such as surface waters, wetlands, or riparian areas, and site development would aim to maintain open space and an undisturbed vegetative buffer along the perimeter of the site.

#### **vii. Impact on Public Health and Safety**

Findings in this part of the staff report are applicable to the impacts of the proposed RV Park on public health and safety.

##### **1. Flood Risk**

The FEMA map panel corresponding to this portion of Flathead County is 300029C1155G. The proposal would not introduce adverse impacts to public health and safety in regard to flooding because the subject property has no streams, wetlands or lakes and occurs in an area not designated as special flood hazard area.

##### **2. Water and Wastewater Treatment**

As previously stated, the proposed RV Park will connect to the existing West Glacier KOA Campground public water system which is currently served by two wells and which will be augmented by a third system well as a component of the RV park expansion proposal. Public water systems are required to undergo frequent testing to ensure the water quality and capacity meets the standards and requirements set forth at the state level, thereby ensuring the health and safety of the users of the water from the system.

The RV Park would be served by a new public sewer system designed and constructed onsite to meet the capacity demands of the park occupants. Each primary and replacement drainfield location will be required to meet the standards set forth by the Montana Department of Environmental Quality and Flathead City-County Health Department with regard to non-degradation analysis. Submitted groundwater monitoring data indicates depth to groundwater is greater than eight feet from the surface. On-site testing and soils analysis submitted with the application materials generally indicate the Dystric Eutrochrepts soils onsite are well-drained sandy/gravelly loams.

The proposed water supply and wastewater treatment of the RV Park would be required to be reviewed and approved by the Flathead County Environmental Health Department and the Montana Department of Environmental Quality as applicable prior to approval of Revised Preliminary Plat.

**3. Stormwater**

A drainage report prepared by WGM Engineering and submitted with the application materials indicates stormwater would be contained and managed on-site, and stormwater runoff is not anticipated to impact adjacent properties, surface waters, or area roads.

**4. Traffic Safety**

The proposed expanded RV park would be accessed from the main entrance to the existing West Glacier KOA Campground and RV Park which has a paved approach onto paved Half Moon Flats Road. Internal access appears designed for efficiency and safety through a combination of one-way and two-way internal roads proposed to be constructed to Flathead County standards for gravel roads. With the majority of spaces designed for drive-thru access to minimize the need for sharp turning, the 56 proposed RV spaces appear to comply with the standards outlined in FCSR Section 4.5.7(c-f).

**5. High Voltage Electric Lines/High Pressure Gas Lines**

There are no apparent high voltage electric lines or high pressure gas lines traversing the subject property or in the vicinity of the proposed subdivision. Comment received from the Bonneville Power Authority (BPA) indicated the proposed subdivision would have no impact on any existing transmission lines.

**6. Fire and Emergency Services**

As previously discussed, the proposed RV Park is located within the service area of the Coram/West Glacier Fire District, and may also be served by Alert helicopter services and the Flathead County Sheriff's Department, depending upon the nature of the emergency.

The property is located in a heavily forested area and the site is mapped as being located within the 'Wildland Urban Interface' (WUI) and within a medium priority area for wildfire fuels reduction mitigation. The application includes a draft "Fire Prevention, Control, and Fuels Reduction Plan" document which refers to onsite forest clearing work which has been recently undertaken for development purposes and which has resulted in substantial fuels reduction. Notes A through D of FCSR Section 4.7.27(a)(ii) should specifically address the RV Park spaces (as no lots are being created), and should be required to be placed on the face of the Revised Preliminary Plat.

**7. Geologic Hazards**

According to the Environmental Assessment submitted with the application materials confirmed by staff upon visit to the site, there is no evidence of unstable soils, rock outcroppings, falls or slides on the subject property that would indicate significant geologic hazards.

**8. Avalanche Hazards**

There are no avalanche hazards on the property.

**9. Airport Influence Areas**

The subject property is not located within an airport influence area.

**10. Soils**

As indicated by the application materials and other available information, the soil type at the location is referred to as Dystric Eutrochrepts soils which are well-drained gravelly silt

loams of relatively flat slopes. It is anticipated soils onsite would not pose a risk to public health and safety.

**Finding #17** – The RV park design appears to allow for safe movement of traffic and access to all spaces and provide safe access to public road because the spaces are sized and configured appropriately, the internal access roads are proposed to comply with the required minimum width standards for RV parks and would be constructed to meet established County gravel road standards.

**Finding #18** – While the proposal location is within area mapped as Wildland Urban Interface, the effects of this proposed RV Park on public health and safety are acceptable with the imposition of conditions regarding implementation of the ‘Fire Prevention, Control, and Fuels Reduction Plan’ because adequate physical and legal access to the site is currently provided, adequate emergency services are available, and anticipated forest clearing/thinning and fuels reduction would significantly reduce potential fire hazard on the site.

**Finding #19** – Minimal risks to public health and safety are anticipated and impacts to the other criteria discussed relative to public health and safety would be minimal and acceptable with the imposition of conditions because the site is not located in a special flood hazard area; soils are generally classified as well-drained and the proposal for water, sanitation, and stormwater is required to be reviewed and approved prior to installation of the proposed new facilities, and; there are no hazards associated with geology, avalanche, or airport influence areas.

#### **B. Compliance with Survey Requirements of 76-3-401 through 76-3-406 M.C.A.**

The approval of the application would not result in the creation of new parcels or lots, but would delineate ‘spaces’ which would be approved for lease or rent. Pursuant to FCSR Section 4.5.2 of the Flathead County Subdivision Regulations, “Manufactured home parks, recreation vehicle parks and campgrounds are exempt from the surveying and filing requirements of the Montana Subdivision and Platting Act but must be submitted for review and approved by the Commissioners before portions may be rented or leased”. FCSR Section 4.5.4(c) further clarifies procedures applicable to ‘Subdivisions Created By Lease or Rent’ stating “In lieu of filing a final plat, the subdivider shall submit to the Planning and Zoning Office four full size hard copies of a revised preliminary plat (Appendix F). The revised preliminary plat shall conform to the approved preliminary plat and the conditions of preliminary plat approval. The approved revised preliminary plat shall be maintained in the Planning and Zoning Office and with the Clerk and Recorder”.

#### **C. Compliance with the Flathead County Subdivision Regulations**

Regarding the proposal for constructing the internal road system with gravel surface instead of pavement, the application includes a request for a variance from FCSR Section 4.7.17(a) which states: *All internal subdivision roads, with the exception of secondary emergency egress roads, shall be paved.*

Subject to compliance with FCSR Section 4.0.11, the Commission shall not approve a variance unless it finds that all of the following are met:

- a. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties;
  - The application suggests the paving requirement is aimed at improving public health

through maintaining clean air and minimizing airborne particulates as a result of subdivision related development activities. The request asserts granting the variance to allow internal gravel roads will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties because the facility has a short 3-4 month annual operation season after which the site is generally inactive, travel speeds would be low at approximately 10-15mph and therefore not result in entrainment of dust in the air, and the RV park would use an annual application of a dust palliative to further minimize dust.

- b. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed;
  - The stated unique hardship is not due to physical surroundings but the particular land use and the rural setting of its location.
- c. The variance will not cause a substantial increase in public costs, now or in the future;
  - The application states the roads within the campground are privately owned and maintained and there is no obligation for the County to maintain or participate in the operation of the RV park and Campground.
- d. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations;
  - The application suggests the variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations because the CALURS zoning encourages paving of roads only in close proximity to community centers, which is not the case with this more rural location.
- e. The variance is consistent with the surrounding community character of the area.
  - The application suggests the variance is consistent with the surrounding community character of the area because it is located in a rural area, the existing RV park is mainly comprised of gravel interior roads which function well, and other area parks and campgrounds in Glacier National Park and on US Forest Service lands are not paved.

**Finding #20** – The requested variance meets the criteria required for a variance to be granted because the variance would only pertain to the roads within the subject property which serve a private business, thus would not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties; the hardship is based on the particular type of land use and the rural setting of its location; granting of the variance would not increase in public costs, now or in the future as the private internal access road would be fully within the boundaries of the RV Park and be privately maintained; the RV park is not located near a community center and the applicable local CALURS zoning encourages paving of roadways only in close proximity to community centers, and; gravel internal roadways would not be inconsistent with the surrounding community character of the rural area and other area parks and campground roads are typically not paved.

**Finding #21** – Proper legal and physical access can be provided and potential impacts to the primary review criteria are able to be adequately addressed by conditions. If the Variance request is approved, the subdivision proposal and preliminary plat would generally comply with the Flathead County Subdivision Regulations, effective June 1, 2012.



#### **D. Compliance with the Flathead County Subdivision Review Procedure**

- i. Pre-application Conference Date**  
March 5, 2013
- ii. Application Deadline Date**  
September 5, 2013
- iii. Completeness Date**  
Complete: April 15, 2013
- iv. Sufficiency Date**  
Sufficient: May 6, 2013
- v. Agency Referral Requests Mailing Date**  
Sent: April 15, 2013
- vi. Adjacent Property Notification Mailing Date**  
Sent: June 19, 2013
- vii. Legal Notice Publication Date**  
Noticed: June 19, 2013(Hungry Horse News) June 23, 2013 (Daily Interlake)
- viii. On-site Posting of Public Hearing Date**  
Posted: May 28, 2013

**Finding #22** - The proposal has been reviewed as a major subdivision created for lease or rent in accordance with statutory criteria and standards outlined in Section 4.5.4(a) of the Flathead County Subdivision Regulations effective June 1, 2012.

#### **E. Provision of Easements for the Location and Installation of Planned Utilities**

The preliminary plat and application materials identify existing easements for utilities to serve the RV Park. The subject property is currently served by overhead electric utilities running within the Half Moon Flats Road easement.

**Finding #23** - The proposal includes adequate provision of easements for the location and installation of planned utilities because electricity is currently available to be extended to the proposed RV Park via other areas of the subject property and the Half Moon Flats Road easement.

#### **F. Provision of Legal and Physical Access to Each Parcel**

Half Moon Flats Road provides the primary legal and physical access to the RV Park and all spaces and structures within it. While it has been identified that the current RV park entrance does not have an approach permit issued by the Flathead County Road and Bridge Department, the approach appears well constructed and paved and of adequate width to meet or exceed standards for an approach permit issued by the Flathead County Road and Bridge Department.

**Finding #24** – The preliminary plat includes adequate provisions for legal and physical access to the RV Park and all spaces and structures within it because the ingress approach from Half Moon Flats Road is able to meet applicable requirements of an approved Flathead County approach permit.

#### **G. Review of Applicable Plans**

Section 76-1-605(2)(b) M.C.A states that “A governing body may not withhold, deny, or impose conditions on any land use approval or other authority to act based solely on compliance with a growth policy adopted pursuant to this chapter.” Furthermore, 76-3-608(3) M.C.A. does not contain compliance with the growth policy as a primary criteria by which an individual subdivision proposal must undergo local government review or on which findings of fact are to be

based. Review of general conformance with applicable plans is provided as an acknowledgement and consideration of the guidance offered by the information contained in the document(s).

### **Neighborhood Plan**

The proposed RV Park is located within an area of the County guided by a specific neighborhood plan referred to as the 'Canyon Plan'. The proposal appears to substantially meet the guidance of the Canyon Plan because it is an expansion of an existing RV park which has adequate provisions for access utilities which minimize impacts to the natural environment, it may be developed without being visually apparent on any ridgelines within view from US Highway 2, and it appears to substantially comply with the applicable specifications of the Canyon Area Land Use Regulatory System (CALURS) which is the zoning implementation of the Canyon Plan.

### **Flathead County Growth Policy**

The Flathead County Growth Policy is a general policy document that meets the requirements of 76-1-601, MCA and was adopted on March 19, 2007. The location of the proposed RV Park is in a rural area of the county that is non-designated on the Growth Policy Designated Land Uses Map. Although the Growth Policy does not address private recreational development in rural areas, the proposal appears to substantially meet general goals and policies applicable to access and sanitation because the proposed RV Park would have legal access from a county maintained public road and the facility would address water and sanitation through development of public water and sewer systems which are subject to a high level of review to ensure safety to users and non-degradation of the natural environment. Chapter Nine, Part 4 of the Flathead County Growth Policy describes the criteria required by the State of Montana and used by Flathead County to review subdivisions, and an evaluation of the proposal under these criteria has been performed with the staff evaluation and public review of the proposal.

## **H. Compliance with Local Zoning**

The proposed subdivision RV Park is located in an area of Flathead County zoned as 'Middle Canyon' in the CALURS zoning district which includes 'expansion of an existing RV park' as an available use subject to issuance of a major land use permit. The applicant has undergone the applicable review for a major land use permit, and if the permit is granted this proposal would comply with applicable zoning regulations.

**Finding #25** – The proposed preliminary plat of the West Glacier KOA Campground Expansion would comply with the applicable local zoning regulations if the applicant is granted a 'major land use permit' by the Board of Commissioners prior to their review of the current requested preliminary plat because the applicable 'Middle Canyon' CALURS zoning district includes 'expansion of an existing RV park' as an available use subject to issuance of a major land use permit.

## **IV. SUMMARY OF FINDINGS**

1. There would be minimal impact on agriculture and silvicultural activities as a result of the proposed subdivision because the property is not used for agricultural purposes, is not situated with suitable soils for agricultural, and is not adjacent to lands currently used for agricultural or silvicultural uses.
2. There would be no impact to agricultural water user facilities because the subject property is not irrigated for agricultural purposes, has no irrigation infrastructure on site, is not in an irrigation district, and is not party to any irrigation agreements.

3. The developer proposes to install a new well to augment the existing public water system, and comment from the Montana Department of Natural Resources and Conservation indicates a new additional water right would be required in order to use water from a third well in the public water supply system. If the developer demonstrates legal use of well water serving the public water supply there would be no adverse impact related to water quantity and availability because use of the well water for public water supply would be legally established.
4. The proposal for water and wastewater treatment services for the proposed 56 RV spaces appears reasonable because those systems would be public water and wastewater systems subject to applicable permitting and monitoring approved by the Flathead County Environmental Health Department and the Montana Department of Environmental Quality.
5. Adverse impacts related to recreation are not anticipated as a result of the proposed RV Park subdivision as the existing 'tot-lot' playground compliant with FCSR Section 4.5.7(h), swimming pool and other recreation amenities including 6 acres of open space are available to campground/RV park guests, and the site is located in close proximity to Glacier National Park, forest lands, and area lakes and rivers offering a wide array of recreational opportunities to RV park users.
6. Minimal impacts to the existing transportation network are anticipated because the RV Park is accessed by a paved public road, an approach permit for the facility entrance onto Half Moon Flats Road can be obtained from the Flathead County Road and Bridge Department, and the internal road network would be constructed to applicable County standards for gravel roads.
7. The proposed access is via paved and public Half Moon Flats Road and the proposed internal traffic lanes appear reasonable for providing effective and safe access for guests and emergency service providers because the proposed widths of the one-way and two-way internal roads comply with the minimum width standards for RV Park roads outlined in Section 4.5.7 FCSR and the design of the proposed gravel roadways in compliance with applicable road standards would ensure adequacy for heavy and large vehicles such as RV's and emergency response vehicles.
8. Impacts on local services would be acceptable with the imposition of standard conditions because spaces within the proposed RV Park subdivision will be served by a newly expanded public water system and a newly created onsite public sewer system, the facility will utilize contract haul services for solid waste, the site will be served by the Coram/West Glacier Fire District and the Flathead County Sheriff's Department in the event of an emergency, and the facility will be served by electric utilities extended underground in conformance with the applicable regulations.
9. Impacts to water quality as a result of the proposed RV Park are anticipated to be minimal because there is no indication of high groundwater onsite; because the proposed public water system will be required to undergo review and receive approval from MDEQ as well as adhere to monitoring standards established by the state; because the proposed public water and sewer systems will be required to undergo review and receive approval from both MDEQ as well as the City-County Health Department to ensure the systems proposed will not degrade existing water quality and quantity, and; stormwater runoff would be managed onsite such that no surface runoff would directly enter state waters or wetland areas.

10. While the primary access to the RV Park is paved, the applicant has proposed gravel surfaces for the internal roads. The proposal would not adversely impact air quality through generation of dust if internal traffic speeds are kept very low as proposed and the applicant adheres to the provisions of the submitted dust control plan because the plan indicates a dust palliative such as magnesium chloride or equivalent would be applied to the internal roads at least once annually at the beginning of the peak summer tourist season.
11. While impacts to onsite flora are anticipated because the heavily forested site necessitates substantial thinning to allow the development of proposed road and utility infrastructure and the 56 RV spaces, no plant species of concern have been identified as being present on the subject property, completion and adherence to a weed control plan will be a condition of preliminary plat approval, and much of the subject property will remain in a relatively natural state as open space.
12. No impact to floodplain, wetland or riparian areas is anticipated as a result of the proposed subdivision because none of these features have been identified as existing on the subject property.
13. Minimal impacts to adjacent properties may be anticipated as a result of the noise created from development and use of the site because these impacts would be limited in duration and mitigated by the open space buffer surrounding the RV Park.
14. Adverse effects of the proposed subdivision on the natural environment would be minimal and acceptable with the imposition of conditions requiring the developer to mitigate dust and to take necessary steps to manage noxious weeds on site. Impact to the other criteria discussed relative to impact on the natural environment would be minimal and acceptable with the imposition of conditions.
15. Limited impacts to wildlife as a result of the proposed RV Park are anticipated as the proposal occurs in a rural forested area in close proximity to areas providing habitat to grizzly bear, black bear, mountain lion, and a multitude of other wildlife species. Impacts to wildlife may be offset and minimized with the imposition of conditions because the proposal site is located adjacent to an existing campground/RV park development on the subject property, and the proposed expanded park area may implement measures for bear-proof storage of trash and other measures to minimize 'attractants' to wildlife by RV Park guests consistent with recommendations provided by the Montana Department of Fish, Wildlife and Parks.
16. Minimal impacts to wildlife habitat as a result of the proposed RV Park are anticipated because the subject property contains no particular sensitive habitat such as surface waters, wetlands, or riparian areas, and site development would aim to maintain open space and an undisturbed vegetative buffer along the perimeter of the site.
17. The RV park design appears to allow for safe movement of traffic and access to all spaces and provide safe access to public road because the spaces are sized and configured appropriately, the internal access roads are proposed to comply with the required minimum width standards for RV parks and would be constructed to meet established County gravel road standards.
18. While the proposal location is within area mapped as Wildland Urban Interface, the effects of this proposed RV Park on public health and safety are acceptable with the imposition of conditions regarding implementation of the 'Fire Prevention, Control, and Fuels Reduction

Plan' because adequate physical and legal access to the site is currently provided, adequate emergency services are available, and anticipated forest clearing/thinning and fuels reduction would significantly reduce potential fire hazard on the site.

19. Minimal risks to public health and safety are anticipated and impacts to the other criteria discussed relative to public health and safety would be minimal and acceptable with the imposition of conditions because the site is not located in a special flood hazard area; soils are generally classified as well-drained and the proposal for water, sanitation, and stormwater is required to be reviewed and approved prior to installation of the proposed new facilities, and; there are no hazards associated with geology, avalanche, or airport influence areas.
20. The requested variance meets the criteria required for a variance to be granted because the variance would only pertain to the roads within the subject property which serve a private business, thus would not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties; the hardship is based on the particular type of land use and the rural setting of its location; granting of the variance would not increase in public costs, now or in the future as the private internal access road would be fully within the boundaries of the RV Park and be privately maintained; the RV park is not located near a community center and the applicable local CALURS zoning encourages paving of roadways only in close proximity to community centers, and; gravel internal roadways would not be inconsistent with the surrounding community character of the rural area and other area parks and campground roads are typically not paved.
21. Proper legal and physical access can be provided and potential impacts to the primary review criteria are able to be adequately addressed by conditions. If the Variance request is approved, the subdivision proposal and preliminary plat would generally comply with the Flathead County Subdivision Regulations, effective June 1, 2012.
22. The proposal has been reviewed as a major subdivision created for lease or rent in accordance with statutory criteria and standards outlined in Section 4.5.4(a) of the Flathead County Subdivision Regulations effective June 1, 2012.
23. The proposal includes adequate provision of easements for the location and installation of planned utilities because electricity is currently available to be extended to the proposed RV Park via other areas of the subject property and the Half Moon Flats Road easement.
24. The preliminary plat includes adequate provisions for legal and physical access to the RV Park and all spaces and structures within it because the ingress approach from Half Moon Flats Road is able to meet applicable requirements of an approved Flathead County approach permit.
25. The proposed preliminary plat of the West Glacier KOA Campground Expansion would comply with the applicable local zoning regulations if the applicant is granted a 'major land use permit' by the Board of Commissioners prior to their review of the current requested preliminary plat because the applicable 'Middle Canyon' CALURS zoning district includes 'expansion of an existing RV park' as an available use subject to issuance of a major land use permit.

## **V. CONCLUSION**

In accordance with the provisions of Section 4.5.7 of the Flathead County Subdivision Regulations, a review and evaluation of the RV Park preliminary plat application has been completed by the staff of the Planning Board. The proposed subdivision appears to generally comply with the applicable design standards and subdivision review criteria, pursuant to the 25 Findings of Fact stated above.

### Variance

A Variance from FCSR Section 4.7.17(a) has been requested. The applicant seeks relief from the standard paving requirement and requests the proposal be approved with gravel surfaced internal roads.

**Finding #20** – The requested variance meets the criteria required for a variance to be granted because the variance would only pertain to the roads within the subject property which serve a private business, thus would not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties; the hardship is based on the particular type of land use and the rural setting of its location; granting of the variance would not increase in public costs, now or in the future as the private internal access road would be fully within the boundaries of the RV Park and be privately maintained; the RV park is not located near a community center and the applicable local CALURS zoning encourages paving of roadways only in close proximity to community centers, and; gravel internal roadways would not be inconsistent with the surrounding community character of the rural area and other area parks and campground roads are typically not paved.

Should the Planning Board forward a recommendation of approval of this RV Park Subdivision Created For Lease or Rent to the Flathead County Commissioners, the following conditions should be considered to supplement that recommendation:

## **VI. CONDITIONS**

### **A. Standard Conditions**

1. The applicant shall receive a physical address in accordance with Flathead County Resolution #1626B, as applicable. All road names shall appear on the Revised Preliminary Plat. Street addressing shall be approved by Flathead County. [Section 4.7.16(g)(iv), 4.7.26(c) Flathead County Subdivision Regulations (FCSR)]
2. The applicant shall show proof of a completed approach permit from the Flathead County Road and Bridge Department indicating the main West Glacier KOA Campground/RV Park approach onto Half Moon Flats Road has been built and received final inspection and final approval. [Section 4.7.16, FCSR]
3. All areas disturbed during development of the subdivision shall be re-vegetated in accordance with an approved Weed Control Plan and a letter from the County Weed Supervisor stating that the Weed Control Plan has been approved shall be submitted with the final plat. [Section 4.7.13(g) and 4.7.25, FCSR]
4. The internal access road shall be designed and constructed in accordance with the Flathead County Road and Bridge Department's "Minimum Standards for Design and Construction", as applicable to gravel roads. Construction plans and "As-Built" drawings for all roads shall be designed and certified by a licensed engineer and provided to the Road and Bridge Department prior to Revised Preliminary Plat. [Sections 4.7.16 and 4.7.17 FCSR]

5. The proposed water, wastewater treatment, and stormwater drainage systems for the subdivision shall be reviewed by the Flathead City-County Health Department and approved by the Montana Department of Environmental Quality. [Section 4.7.13, 4.7.20, 4.7.21 FCSR]
6. In order to assure the provisions for collection and disposal of solid waste, the developer shall submit a letter from the applicable solid waste contract hauler stating that the hauler is able to provide service to the facility and specifying bear-proof container locations have been established within the RV Park. [Section 4.7.22, FCSR]
7. The following statements shall be placed on the face of the Revised Preliminary Plat:
  - a. All utilities shall be placed underground. [Section 4.7.23, FCSR]
  - b. Solid waste removal shall be provided by a contracted solid waste hauler and shall use bear-proof containers. [Section 4.7.22, FCSR]
  - c. The RV Park owner is bound by the Weed Control Plan to which the developer and the Flathead County Weed Department agreed. [4.7.25, FCSR]
  - d. The RV Park owner shall abide by the guidelines set forth in the approved Dust and Air Pollution Control and Mitigation Plan during and after site construction and development activities. [Section 4.7.14, FCSR]
8. As applicable, all road names shall be approved by Flathead County and clearly identified and RV space numbers will be clearly visible from the internal road. RV space numbers shall be at least four inches in length per number. [Section 4.7.27(a)(ii)(D), FCSR]
9. All utilities shall be placed underground. [Section 4.7.23, FCSR]
10. The owners shall abide by the guidelines set forth in the approved Dust and Air Pollution Control and Mitigation Plan during and after site construction and development activities. [Section 4.7.14, FCSR]
11. Where the aggregate total disturbed area of any infrastructure construction in the proposed subdivision as defined in A.R.M. 17.30.1102(28) is equal to, or greater than one acre; or where when combined with subsequent construction of structures such disturbed area will be equal to, or greater than one acre, a Montana State Department of Environmental Quality General Permit for Stormwater Discharges Associated with Construction Activity (General Permit) shall be obtained and provided to the Flathead County Planning & Zoning office prior to any site disturbance or construction. [17.30.1115 Administrative Rules of Montana (A.R.M.)]
12. All required improvements shall be completed in place or a Subdivision Improvement Agreement shall be provided by the subdivider prior to final approval by the County Commissioners. [Section 4.0.16 FCSR]
13. The Revised Preliminary Plat shall be in substantial compliance with the plat and plans submitted for preliminary plat review, except as modified by these conditions. [Section 4.5.4(c) FCSR]
14. Preliminary plat approval is valid for three years. The Revised Preliminary Plat shall be filed prior to the expiration of the three years. Extension requests to the preliminary plat approval shall be made in accordance with the applicable regulations and following associated timeline(s). [Section 4.1.11 FCSR]



## B. Project-Specific Conditions

15. In order to comply with the applicable local zoning regulations the applicant shall obtain a 'major land use permit' for the West Glacier KOA Campground Expansion by the Board of Commissioners prior to Revised Preliminary Plat approval of the RV Park.
16. Prior to Revised Preliminary Plat approval of the RV Park, the applicant shall provide evidence that all applicable permit requirements of the Department of Natural Resources Water Resources Division for the public water supply have been met.
17. The following statements shall be placed on the face of the Revised Preliminary Plat:
  - e. A dust palliative shall be applied to the internal road system annually prior to the peak operation season.
18. The following statements shall be placed on the face of the Revised Preliminary Plat:
  - f. This RV Park is located in the Wildland Urban Interface area where wildfires can and do occur. [Section 4.7.27(a)(ii)(A), FCSR]
  - g. Only Class A and Class B fire-rated roofing materials are allowed. [Section 4.7.27(a)(ii)(B), FCSR]
  - h. Firewise defensible space standards shall be incorporated around all RV spaces, primary structures and improvements. [Section 4.7.27(a)(ii)(C), FCSR]
  - i. All road names are assigned by the Flathead County Address Coordinator. RV space numbers shall be clearly visible from the internal road. RV space numbers shall be at least four inches in height per number. [Section 4.7.27(a)(ii)(D), FCSR]
19. Actions called for in the 'Fire Prevention Control and Fuels Reduction Plan' shall be implemented prior to the approval of the Revised Preliminary Plat. The local/reviewing fire authority shall inspect the subdivision and provide written documentation that all thinning, clearing and other mitigation measures described in the plan have been completed as proposed for the RV Park. [Section 4.7.27(b)(iii) FCSR]
20. Appropriate signs shall be installed to ensure safe and efficient traffic flow to, from and within the one-way road network of the RV Park.
21. Wildlife attractants such as food, grills, and other materials should be able to be stored and secured within wildlife (bear) proof containers available to guests of all campsites and RV spaces.
22. Appropriate wildlife signage shall be installed at the entrance to the Campground and RV Park informing guests that grizzly bear, black bear, mountain lion, and a multitude of other wildlife species inhabit the area and identifying RV Park rules to minimize wildlife 'attractants' in order to limit potential conflicts with wildlife. [Section 4.7.22(c) FCSR]
23. The following statement shall be placed on the face of the Revised Preliminary Plat:
  - j. The RV Park owners and guests are alerted to the presence of potentially dangerous wildlife in the area and are reminded that **feeding big game is illegal**. RV Park owners are encouraged to contact the Montana Department of Fish, Wildlife, and Parks to obtain information on safely living near wildlife and minimizing habitat impact, including such things as bear proofing, pet control, wildlife friendly fencing, and minimizing wildlife 'attractants'.

Planner: AH